

City of York Board of Architectural Review
Minutes
April 1, 2019

Members present:

Acting Chairperson Beth Bailey
Diane Hanlon
Gene Gaulin
Linda Lowman
Gary Stewart

Members absent:

Ed Wood
Quinn Witte

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
(see sign in sheet)

Acting Chairperson Bailey called the meeting to order at 6:30 p.m.

The first item of business was approval of the draft Minutes from the March 4, 2019 meeting. Upon a Motion by Gene Gaulin, seconded by Linda Lowman, the Board unanimously approved the Minutes as submitted.

The second item of business was consideration of a certificate of appropriateness (COA) application for signage at 35 North Congress Street (Etta's Creative Emporium).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Linda Lowman, seconded by Gene Gaulin, the Board unanimously approved the application as submitted.

The third item of business was consideration of a COA application for signage at 36 North Congress Street (Remax Realty).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gene Gaulin, seconded by Linda Lowman, the Board unanimously conditionally approved the application with exception of only having 2 larger signs (one on each of the larger windows).

The fourth item of business was consideration of a COA application for an awning at 49 North Congress Street (Southern Pagoda).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Beth Bailey, seconded by Linda Lowman, the Board unanimously approved the application as submitted.

The fourth item of business was consideration of a COA application for signage at 49 North Congress Street (Southern Pagoda).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

3. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
4. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gene Gaulin, seconded by Linda Lowman, the Board unanimously approved the application as submitted. In the future, the applicant will return to the Board with proposed signage for side of the building.

The fifth item of business was consideration of a COA application for a storage building at 35 South Congress Street (P.A.T.H.).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Linda Lowman, seconded by Gary Stewart, the Board unanimously approved the application as submitted.

The sixth item of business was consideration of a COA application for fencing, a pergola and a deck addition at 14 College Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gene Gaulin, seconded by Gary Stewart, the Board unanimously conditionally approved the application as submitted that Figure A remains with maximum height of 6 feet and replacing the lower fence in Figure B with Figure D.

The seventh item of business was consideration of a COA application for a storage room addition at 946 East Liberty Street (Bojangles).

Planning Director Breakfield reminded the Board of requirements for the Gateway Corridor Overlay District Guidelines.

After discussion and upon a Motion by Linda Lowman, seconded by Gene Gaulin, the Board unanimously approved the application as submitted.

The eighth item of business was consideration of a COA application for signage at 1129 Filbert Highway (Times/Hardees).

Planning Director Breakfield reminded the Board of requirements for the Gateway Corridor Overlay District Guidelines.

After discussion and upon a Motion by Linda Lowman, seconded by Gary Stewart, the Board unanimously conditionally approved the application based on the signage ultimately receiving special exception approval from the Board of Zoning Appeals regarding height and setback requirements.

There being no further business, the meeting was adjourned at 7:21 pm.

Respectfully submitted,

C. David Breakfield, Jr. AICP, MCP
Planning Director

cc: Lisa Wallace, City Manager
File, Board of Architectural Review 4/1/19